



# WV Department of Administration, General Services Division



**CEOI 0211 GSD2400000003**



## Building 35 (Diamond Building) & Building 31 (Parking Garage) Renovations Project



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WV PURCHASING  
DIVISION



**MCKINLEY**  
ARCHITECTURE + ENGINEERING



*in association with:*



**DESMAN**

February 20, 2024

Melissa K. Pettrey  
Senior Buyer  
Department of Administration, Purchasing Division  
2019 Washington Street East  
Charleston, WV 25305-0130

Dear Ms. Pettrey and Members of the Selection Team;

McKinley Architecture and Engineering and DESMAN (McKinley/DESMAN Team) have teamed up again, and are pleased to provide the WV Department of Administration, General Services Division with our Expression of Interest to provide architectural/engineering design services to complete a multi-system assessment of the buildings, producing a report with recommended repair options, to then be followed by design and construction administration of various repairs to the Agency's Building 35, the "Diamond Building," and Building 31 the "DHHR Parking Garage," both located in downtown Charleston, WV. As you review this submission, we emphasize the following strengths of the McKinley/DESMAN Team with respect to your project:

**McKinley Architecture and Engineering** is a full service Architectural / Engineering firm that has been providing design services since 1981. With offices in Charleston, Wheeling, and Martinsburg, WV, and Pittsburgh, PA, we support a professional staff of **over 50 employees** which includes **Architects, Engineers, Project Managers, Construction Contract Administrators**, and more. We have a **Historic Preservation Specialist** on staff, whom is also an Architect. Our staff also includes several **LEED Accredited Professional** that have the experience and knowledge to add **energy efficient** aspects into your project.

We are excited to announce that for the **2nd consecutive year** we are a member of **PSMJ's 2022 Circle of Excellence** as one of the **top-performing Architecture and Engineering firms in the nation**. We are also a winner of **PSMJ's 2023 A/E/C Employer of Choice Award**, the industry's premier recognition of firms that have mastered workforce retention and productivity by achieving the highest level of employee engagement. We've made the **Building Design + Construction's 2023 Giants 400 Report** as a Top Architecture/Engineering Firm. Furthermore, we are also pleased to announce that for the **4th consecutive year**, McKinley **nationally ranks** and appears on the **Inc. 5000 list** the **most prestigious ranking of the nation's fastest-growing private companies**.

**Historic Preservation is a passion for our firm. We are committed to saving and rehabilitating our past, and have won multiple awards and recognitions** for historic preservation projects. We are very familiar with the **Secretary of Interior (NPS) Standards** and have completed many listings on the **National Register** as well as projects listed as **National Historic Landmarks!** We have completed **well over 150 historic projects** throughout the tri-state region, and have worked on many structures that are over 100 (and even buildings over 150) years old.

McKinley has experience with a multitude of **office building renovation, rehabilitation, and adaptive reuse build-out projects**. We are on the **forefront of innovative design**, we know the

## History

Founded in 1981, McKinley Architecture and Engineering is a multi-discipline full service A/E firm of 45 employees offering comprehensive professional services in Project Management, Architecture, Mechanical-Electrical-Plumbing Engineering, Interior Design, Historic Preservation, Safety Evaluation, and Construction Contract Administration. We have a broad range of skill and experience for projects involving commercial, governmental, historic preservation, sustainable and energy efficiency, judicial, and PK-12 schools markets.

McKinley has made the 2020, 2021, 2022, and 2023 Inc. 5000 lists of the nation's fastest-growing private companies. We qualified for PSMJ's 2022 and 2023 Circle of Excellence as one of the top-performing Architecture and Engineering firms in the nation, and PSMJ's 2023 A/E/C Employer of Choice Award. We also made the Building Design + Construction's 2023 Giants 400 Report as a Top A/E Firm.



## Services

Project Management  
Architecture  
Engineering  
Arch./Eng. Design  
Historic Preservation  
Interior Design  
SAP Safety Evaluation  
Sustainable Design  
Learning Environment Planning  
Educational Facility Planning  
Construction Administration

## Associations

McKinley Architecture and Engineering is a member of the following organizations:

A4LE (formerly CEFPI), ACI International, AIA, ASCE, ASHRAE, ASPE, AWI, BOCA, NCARB, NFPA, WVEDC, and more



## Offices

### Charleston

129 Summers Street  
Suite 201  
Charleston, WV 25301  
(304) 340-4267

### Wheeling

1324 Chapline Street  
Suite 400  
Wheeling, WV 26003  
(304) 233-0140

### Martinsburg

300 Foxcroft Avenue  
Suite 306  
Martinsburg, WV 25401  
(681) 247-5618

### Wexford

5000 Stonewood Drive  
Suite 220  
Wexford, PA 15090  
(724) 719-6975

## Contact

Ernest Dellatorre  
Business Development Representative  
edellatorre@mckinleydelivers.com  
(304) 830-5359



## Historic Preservation

**Historic Preservation is a passion for our firm.** Having an "in-house" staff of architects and engineers has allowed us to provide innovative, cost effective rejuvenation of historic structures. We are very familiar with the **National Park Standards** and have completed many listings on the **National Register** as well as projects listed as a **National Historic Landmark (2 out of 16 in West Virginia - WV Independence Hall and Wheeling Suspension Bridge)!**

We have completed well over **150 historic projects** throughout the tri-state region, and have worked on many structures that are over 100 (and even buildings over 150) years old. Projects such as the Maxwell Centre and the Orrick Building were built by following **the Secretary of the Interior Standards**, and these buildings **both won awards** from the **American Institute of Architects**.

We have vast renovation experience and are familiar with projects that **respect the historic nature of the structure**. Our past Historic Preservation experience includes extensive interaction with **The Secretary of the Interior's Standards for the Treatment of Historic Properties**. Our efforts include **qualifying structures for the National Register of Historic Places**, renovations of contributing buildings in **Historic Districts**, and qualifying clients for **Historic Rehabilitation Tax Credits**.

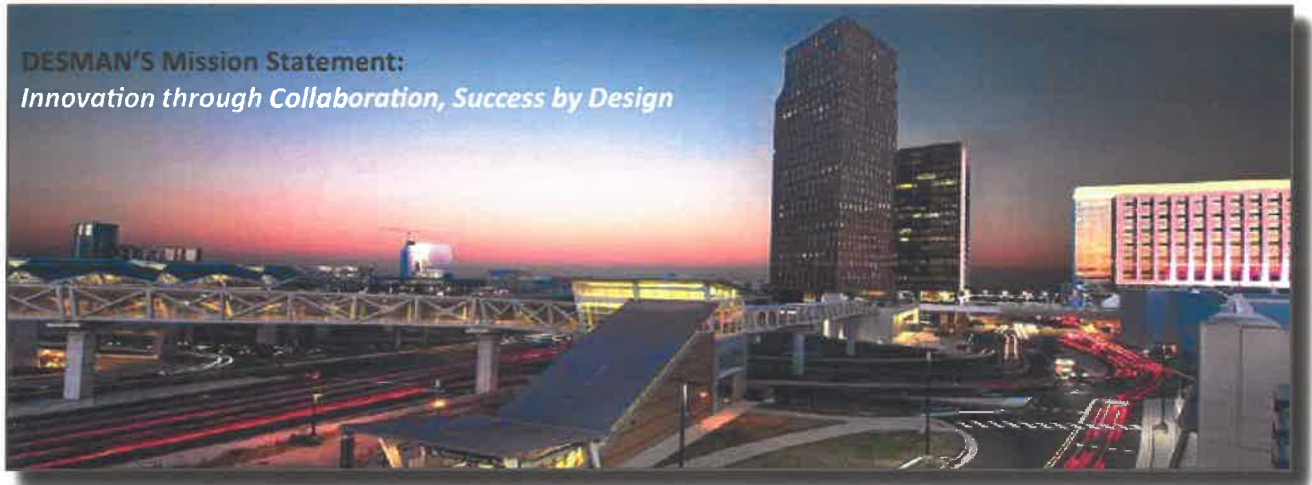
One McKinley employee, **Christina Schessler**, received her **Masters Degree in Historic Preservation** from the Savannah College of Art & Design (SCAD) in 2012. She has led the design on multiple historic preservation, restoration, and renovation projects; such as West Virginia Independence Hall and Bennett Square Office Building among others. She was recognized by the West Virginia Archives and History Commission as a "History Hero."



### A few examples:

Artisan Center (List Building)  
Brock Reed & Wade Building  
Capitol Theatre  
Catholic Heritage Center  
Chalfonte Hotel  
Charleston Enterprise Center  
Dad's Sweet Tooth  
Dr. Morano; Warwick China  
Edemar  
Egerter Building  
Federal Building  
Hampshire County Courthouse  
Harry C. and Jessie F. Franzheim House  
John McLure House  
Klos Towers  
Larkin Apartments  
The Linsly School  
Main Post Office Building  
Maxwell Centre  
McLaughlin Building  
Mount De Chantal Academy  
Mount Saint Joseph Convent  
Ohio County Public Library Building  
Old Governors Mansion  
Orrick Global Operations Center  
OVMC Nurses Residence Hall  
Parkersburg High School  
Phillips Gardill Building  
Popodican; Shepherd College  
Professional Building  
Rectory, Diocese of Wheeling-Charleston  
St. James Church  
St. Matthew's Church  
Stone & Thomas Building  
US Postal Service (multiple facilities)  
Wagner Building  
West Liberty State College  
West Virginia Capitol Complex  
West Virginia Independence Hall  
Wheeling Artisan Centre  
Wheeling Suspension Bridge  
Willow Glen  
WVNCC - B. & O. Building  
WVNCC - Hazel Atlas Building  
WVU - Colson Hall  
WVU - Stewart Hall  
WVU - Woodburn Hall  
304 South Front Street  
400 South Front Street  
402 South Front Street

**DESMAN'S Mission Statement:**  
*Innovation through Collaboration, Success by Design*



## DESMAN

is a leading firm specializing in the planning, design, and restoration of cost-efficient and aesthetically pleasing parking facilities within the United States and around the world. DESMAN is also one of the nation's premier consulting firm offering restoration services of building envelopes, facades and plazas. Our firm was founded in 1973 as an abbreviation for Design Management with the vision to combine creativity with innovation and sound design principles using reliable technical and organizational practices. Our projects consistently reach a balance of efficiency, durability, and value. Since the firm's inception, DESMAN has served public, private, and institutional clients and owners and has provided services for over 5,000 parking, transportation and building envelope projects. DESMAN is an employee-owned corporation with strong financial stability that employs a staff of over 100 personnel in 9 offices nationwide including an office in McLean, VA.

### EXPERIENCE & AFFILIATIONS

The principals of the firm are active members of several parking & mobility, planning and transportation organizations including the American Institute of Certified Planners (AICP), Institute of Transportation Engineers (ITE), National Parking Association (NPA), International Parking & Mobility Institute (IPMI), Urban Land Institute (ULI), American Concrete Institute (ACI) and the Green Parking Council's Parksmart. We have worked for and coordinated with numerous municipalities, public agencies and private development firms in conjunction with the development and repair/

restoration of existing municipal facilities.

### PARKING/RESTORATION SERVICES

- Building Facades, Balconies, Plaza decks/roofs
- Restoration Engineering
- Restoration
- Architecture
- Mobility
- Parking Consulting
- Parking Supply + Demand
- Traffic /Transportation Engineering
- Financial Feasibility Analysis
- Revenue Control Consulting
- Functional Design
- Structural Engineering
- Site Evaluation
- Adaptive Reuse
- Master Planning
- Operations Consulting

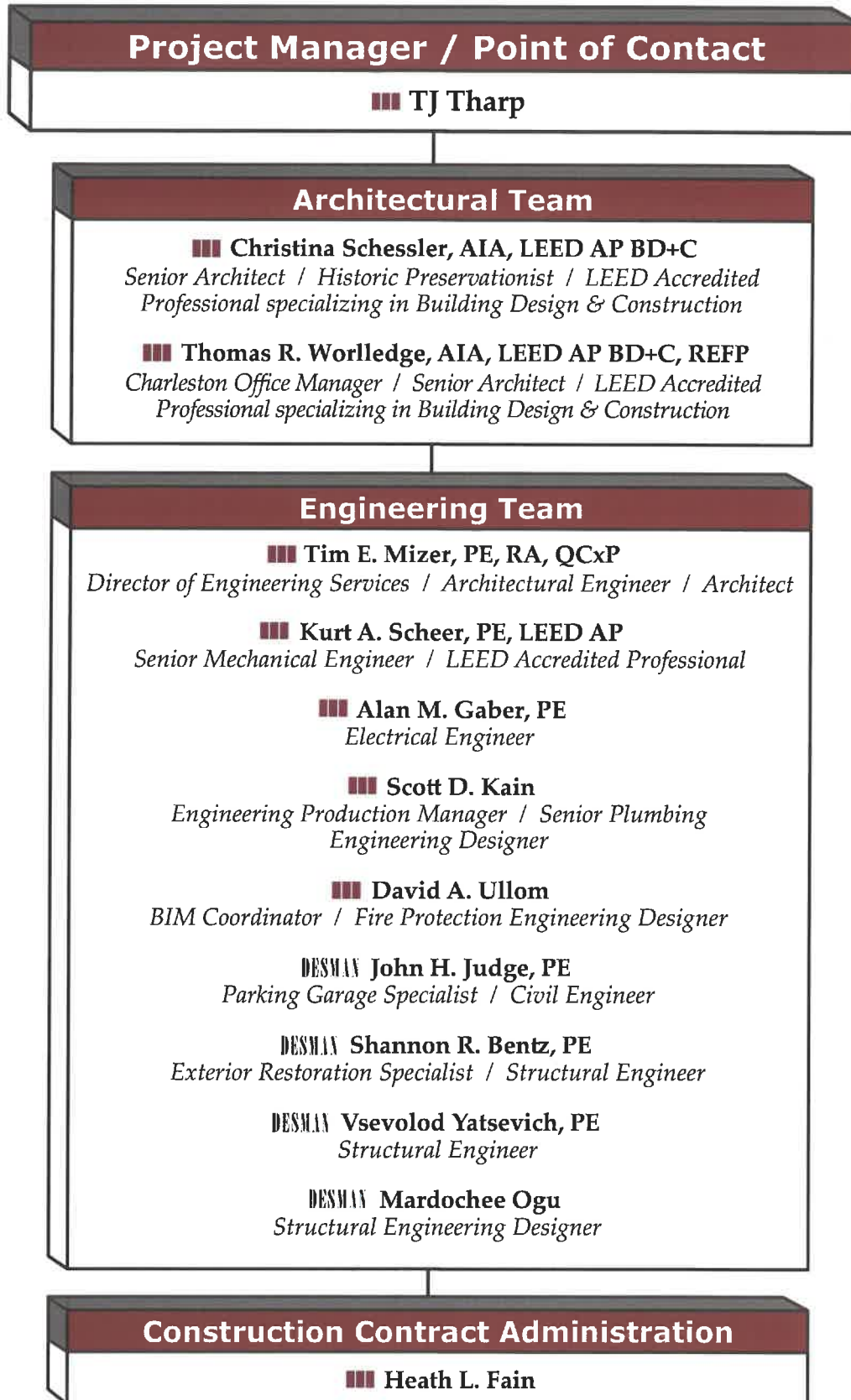
### RESTORATION

Our experts provide initial structural assessment and testing, preparation of restoration drawings for contractor bids, as well as repair management and parking operations procedures during the construction sequence. Each project benefits from the approach we apply to all of our projects: approach each facility without a preconceived notion; draw on the vast knowledge of the firm and its members to diagnose the problem; develop a solution that meets the individual needs of the structure and its owner.

### GOING GREEN

Sustainability is not just a checklist; it is a fundamental to good design. Our team members were among the first class of Green Garage Assessors certified by the Green Parking Council which is offered as Parksmart throughout the U.S. Council of Green Buildings.

## Design Team Flow Chart



# Christina Schessler, AIA, LEED AP BD+C

## Architect / Historic Preservationist / Specialized LEED AP

### EDUCATION:

The Pennsylvania State University  
Bachelor of Architecture - 1988

Savannah College of Art & Design (SCAD)  
Masters Degree in Historic Preservation - 2012

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

#### Registered Architect in:

Ohio  
Pennsylvania  
Virginia  
West Virginia

#### NCARB Certificate - 2005

#### LEED® Accredited Professional

#### Specialized Training:

AIA Safety Assessment Program (SAP)

#### Member:

American Institute of Architects  
City of Wheeling - Planning Commission  
Preservation Alliance of West Virginia  
Association for Preservation Technology Int'l

#### Board Member:

Friends of Wheeling Historic Preservation Group

#### Treasurer:

Wheeling Collegiate Alumnae

#### Former Member, Board of Director, & Treasurer:

The Midwife Center for Birth & Women's Health

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Wheeling, WV (2004 to present)

MacLachlan, Cornelius & Filoni Architects  
Pittsburgh, PA (1999-2004)

Perfido Weiskopf Architects  
Pittsburgh, PA (1996-1999)

T.L. Cox & Associates  
Beaver, PA (1990-1996)

Valentour English Bodnar Architects  
Mt. Lebanon, PA (1989-1990)

### SUMMARY OF EXPERIENCE:

For over 35 years, Ms. Schessler has obtained a wide range of **Architectural** experience in historical preservation, office / commercial, governmental, educational, medical and other experience. Christina recently attended an **AIA Safety Assessment Program (SAP)** and she has received her credential as a **registered SAP Evaluator**. She completed her **Masters in Historic Preservation**, and has a passion for restoration, renovation, and modernization projects. For Independence Hall and Bennett Square, she won Heritage Tourism Awards from the Preservation Alliance of West Virginia. She also won a Pittsburgh History and Landmarks Restoration Award for the City Theater restoration project. She was recognized by the West Virginia Archives and History Commission as a "History Hero." As a **LEED Accredited Professional specializing in Building Design & Construction**, Christina will also be able to provide direction to your project to develop a design that includes energy efficiency.

### NOTABLE PROFESSIONAL EXPERIENCES:

Jefferson County Commission - Towers Building renovations

Jefferson County Board of Elections office build-out

YWCA Wheeling restorations / renovations  
Ft. Henry Building restorations, renovations

West Virginia Independence Hall restorations, renovations

Bennett Square Office Building restorations, renovations

Wagner Building multiple office renovations, restorations

City of Moundsville - Municipal Public Safety Bldg

Belmont County Divisional Courts & County Offices renovations

Brooke County Judicial Center

Sisters of St. Joseph Convent restorations, renovations

West Virginia University - Colson Hall restorations / renovations

Washington & Jefferson College - Old Main restorations

Madison Elementary School restorations, renovations

Lincoln National Bank restorations, renovations

US Postal Service - several historic projects in WV & PA

The Cornerstone Group - Highlands Office Building

Panhandle Cleaning & Restoration office building and warehouse

Stifel Fine Arts Center / Edemar historic report, restorations

# Tim E. Mizer, PE, RA, QCxP

## Director of Engineering Services

### EDUCATION:

Kansas State University  
B.S. Architectural Engineering - 1983

University of Cincinnati  
Architecture

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Engineering in:**  
Ohio  
West Virginia

**Registered Architect in:**  
Ohio

**Qualified Commissioning Process  
Provider**

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Director of Engineering Services  
Architect / Engineer  
Wheeling, WV (1995 to present)

M.C.C. Engineering  
Director of Design  
Columbus, Ohio (1988-1995)

Schooley Caldwell and Associates  
Electrical & Mechanical Design  
Columbus, Ohio (1986-1988)

Mizer Design  
Free Lance Architectural Engineering Design  
Columbus, Ohio (1985-1986)

Envirotek, Inc.  
Drafting and Electrical & Mechanical Design  
Raleigh, NC (1984-1985)

### SUMMARY OF EXPERIENCE:

Mr. Mizer is a very talented and unique professional being both a **Professional Engineer** and **Registered Architect**. He joined McKinley Architecture and Engineering in 1995, and has over 35 years of experience. Mizer's background as an Architect and Engineer has provided him with a total understanding of the engineering components and the process necessary for integrating architectural design and building systems. Furthermore, he is also an **HVAC Qualified Commissioning Provider**, and has been formally trained to fully understand how integrated HVAC systems function and how systems interface with others to run your building efficiently. As the **Director of Engineering Services**, his presence is a key to the design procedures required to coordinate the functionality of the engineering systems into the aesthetics of a building space.

### NOTABLE PROFESSIONAL EXPERIENCES:

Building 55: WV State Office Complex (**LEED Certified**)

WV Department of Health & Human Resources' Ohio County (Wheeling) Office Building renovations / fit-out

Jefferson County Courthouse upgrades and Annex/Jail demo

Jefferson County Jail Renovation

Jefferson County Commission - Towers Building renovations

Belmont County Divisional Courts & County Offices renovations

Ft. Henry Building restorations, renovations

West Virginia Independence Hall restorations, renovations

Bennett Square Office Building restorations, renovations

Wagner Building multiple office renovations, restorations

Ohio County Justice Center renovations

Marshall County Justice Center

City of Moundsville - Municipal Public Safety Bldg

Brooke Co. Commission - Judicial Center & Historic Courthouse

Tyler Co. Commission - Courthouse & Police renovations

West Virginia State Police - dozens of projects

WVU University Police Department

Nicholas Co. Division of Homeland Security & Emergency Management



# Alan M. Gaber, PE

## Electrical Engineer

### EDUCATION:

Ohio Northern University  
B.S. Electrical Engineering  
with a Computer Science Option - 1986

### PROFESSIONAL AFFILIATIONS AND REGISTRATIONS:

**Registered Engineering in:**  
Ohio  
Pennsylvania

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Electrical Engineer  
Wexford, PA (2022 to present)

Stantec Architecture  
Electrical Engineer  
Butler, PA (2018-2022)

Penn-Ohio Electrical Contractors  
Electrical Engineer  
Masury, OH (2013-2018)

HHSDR Architects & Engineers  
Electrical Engineer  
Sharon, PA (1995-2013)

Sturgeon Engineering, Inc.  
Engineer-in-Training  
Grove City, PA (1987-1995)

United Engineers & Constructors  
Engineer-in-Training  
Philadelphia, PA (1986-1987)

### SUMMARY OF EXPERIENCE:

Mr. Gaber is an **Electrical Engineer**, who for over 36 years, has a broad range of electrical and professional experiences designing building systems. He has experience working collaboratively with others to research and identify the clients' needs, and successfully meeting those needs. Alan takes pride in providing designs that are concise, efficient and within the client's budget. Mr. Gaber's experiences include K-12 & post secondary education, commercial, industrial, institutional, municipal/civic, personal care/senior living, and other sectors of business. His electrical design qualifications include lighting, power distribution, emergency/standby power, onsite generators, telephone/sound/communications, data communications, master clock/program, audio/video, fire alarms, security alarms, video surveillance, electric access, and more.

### NOTABLE PROFESSIONAL EXPERIENCES:

Ft. Henry build-out renovations-restoration

Belmont County Courthouse

Brooke County Judicial Building

City of Steubenville Municipal Building renovations

YWCA renovations

Weirton Park Drive Development

WVDOH, Division of Transportation projects

City of Moundsville - new Municipal/Public Safety Building

WV High Technology Foundation - NOAA renovations

Wheeling Artisan Center renovations

Wood County Parks & Recreation - Mountwood Lodge Generator

Glenville State University - School of Health Sciences

Cabell County Schools - new Milton Elementary School

Fayette County Schools - new Meadow Bridge PK-12 School

Hampshire County Schools - 3 new Elementary Schools

Hancock County Schools - Weir High gym addition

Ohio County Schools - Several Projects county-Wide

Summers County Schools - Several Projects county-Wide

# David A. Ullom

## BIM Coordinator / Fire Protection Engineering Designer

### EDUCATION:

Fairmont State University  
B.S. Mechanical Engineering Technology - 2011

Pierpont Community and Technical College  
Associates Degree in Applied Sciences:  
Drafting and Design - 2011

### PROFESSIONAL EMPLOYMENT:

McKinley Architecture and Engineering  
Engineering Designer  
Wheeling, WV (2019 to present)

Kennametal Inc.  
Sales Engineer (2016-2019)  
Applications Engineer (2012-2016)  
Latrobe, PA

Marion County Assessors Office  
Map Developer  
Fairmont, WV (2010-2012)

### SUMMARY OF EXPERIENCE:

Mr. Ullom is a results-driven individual who prioritizes safety, cost-effective solutions, and exceeding customer expectations. He is proficient in Autocad, Inventor, and Revit software. David also has experience as a Sales Engineer, Applications Engineer, and Map Developer, which provides a unique understanding for problem solving.

### NOTABLE PROFESSIONAL EXPERIENCES:

Belmont County Divisional Courts & County Offices renovations

Tyler County Commission - Judicial Building

Jefferson County Jail renovations

Jefferson County Justice Center renovations

Steubenville City Schools - Steubenville High School renovations

Main St. Bank - Toronto branch

City of Moundsville - Municipal Public Safety Bldg

Ft. Henry Building restorations, renovations

722-724 Main St., Wheeling renovations

NOAA 3rd Floor renovations

PLS Logistics fit-out renovations

Social Security office renovations

Stifel Fine Arts Center renovation, restorations

Summit office building renovations

Vineyard Church build-out renovations

Weirton Park Drive Development

Wheeling Artisan Center renovations

YWCA renovations

Glenville State University - Mollohan Building Renovations

Mid-Ohio Valley Technical Institute (MOVTI) renovations

Cabell County Schools - new Milton Elementary School

Fayette County Schools - Several Projects County-Wide

Hampshire County Schools - Several Projects County-Wide

Ohio County Schools - Several Projects County-Wide



## JOHN H. JUDGE, P.E.

Vice President

Mr. Judge has extensive experience in the design, inspection, evaluation, and rehabilitation of structures with an emphasis on transportation facilities including parking structures, bridges, retaining walls, tunnel portal buildings, viaducts, wharves, and train station platforms.

Recently, he has combined his parking industry knowledge bases of durability, user acceptance, and sustainability by authoring parking design guides for a number of organizations including

- U.S. Department of Veterans Affairs Office of Construction and Facilities Management
- Maryland Transit Administration

### Total Years of Experience

37

### Years with DESMAN

29

### Education

Syracuse University  
Syracuse, NY  
B.S. in Civil Engineering

### Active Registrations

15 States including West Virginia  
NCEES 17-357-49

### Affiliations

American Society of Civil Engineers

Precast/Prestressed Concrete Institute

American Concrete Institute

International Code Council

Green Parking Council  
Green Garage Assessor

Project Assignment  
Principal in Charge

His current responsibilities with DESMAN include oversight of activities in the Washington, providing assistance where needed. During his career with DESMAN, he has been involved in the field investigation, alternatives consideration, design, and implementation of numerous parking solutions including oversight of structure evaluation projects. His current responsibilities with DESMAN include oversight of all technical production in the Virginia office and hands-on project management. Some recent projects include:

### Parking Facility Design Projects:

- Alleghany County Sanitary Commission Garage, Pittsburgh, PA
- Penn Rose Parking Deck, Pittsburgh, PA
- Wexford Hospital Parking Garage, Wexford, PA
- Washington Adventist Hospital South Garage, White Oak, MD
- P-116 Parking Garage at Lot H, NSA Bethesda, MD
- Holy Cross Hospital Parking Garage, Germantown, MD
- St Agnes Medical Center Associate & Caton Decks, Baltimore, MD
- John Hopkins Ashland Street Parking Garage, Baltimore, MD
- Johns Hopkins Bayview Medical Center Garage, Baltimore, MD
- St. Joseph's Medical Center Parking Garage 2, Towson, MD
- Terrapin Row Student Housing Parking Garage, College Park, MD
- National Harbor St. George Garage, National Harbor, MD
- Comcast Arena Parking Garage, College Park, MD
- MedImmune Parking Garage C1, Gaithersburg, MD
- Howard Community College 3 Garages, Columbia, MD
- City of Frederick Decks 4 & 5, Frederick, MD
- RPC Tech Park Garage, Baltimore, MD
- Morgan State University CBEIS Parking Garage, Baltimore, MD
- Salisbury University New Parking Garage, Salisbury, MD
- Community of Hope Parking Garage, Washington, DC
- Washington Nationals Stadium Parking Garages, Washington, DC

Concrete Structure Restoration Projects:

- Lottery Commission Building Parking Garage, Charleston, WV
- Kanawha County Parking Garage, Charleston, WV
- Structural Assessment of 7 Garages, City of Greenville, SC
- Terminal C Enplane Roadway Deck, Raleigh-Durham Airport, NC
- Structural Assessment of 4 Garages, Univ. of Maryland, College Park, MD
- Structural Assessment & Restoration of 4 Garages, Johns Hopkins Medical Institutes, Baltimore, MD
- Montgomery County Executive Office Building & Courthouse Garage Restoration, Rockville, MD
- Court Street Garage Restoration, City of Frederick, MD
- City-wide Structured Parking Evaluation, City of Virginia Beach
- RiverPark Tower Garage, Newport News, VA
- Structural Assessment & Restoration of 3 Garages, Community Development Authority, Richmond, VA
- Church Street Garage Restoration, City of Frederick, MD
- Structural Assessment & Restoration of 2 Garages, Revenue Authority of Prince George's County, MD
- Wheaton Plaza Garage & Tunnel Restoration, Wheaton, MD
- 26<sup>th</sup> Street Bridge Rehabilitation, City of Norfolk, VA
- BWI Marc Station Parking Garage, Anne Arundel Co., MD
- Brambleton Avenue Bridge Evaluation, City of Norfolk, VA
- Pavilion on the Park Condo Façade Restoration, Alexandria, VA
- Park Place Condominium Façade Restoration, Alexandria, VA
- Hunters Woods Fellowship House Façade Restoration, Reston, VA
- 2000 L Street Building Façade Evaluation, Washington, DC
- 1900 Gallows Road Façade Evaluation, Tysons Corner, VA
- Pier 45 (Fisherman's Wharf), San Francisco, CA
- San Francisco Public Library, City of San Francisco, CA
- Cow Palace Exposition Arena, Dale City, CA
- Ferry Building, Port of San Francisco, CA



## VSEVOLOD YATSEVICH, P.E.

Associate I Structural Engineer

Mr. Yatsevich is a structural engineer with extensive experience in design, evaluation, repair, restoration and construction administration of building structures. His practice encompasses design of reinforced concrete, post-tensioned concrete, steel framing, steel connections, post-installed anchors and construction shoring. He has specialized in evaluation and repair of parking garages, building façades, balconies, roofs, plazas, retaining walls and equipment support. His current responsibilities with DESMAN include structural analysis, peer review, due diligence, field investigation, development of repair programs, preparation of construction documents, construction administration and assistance in computer network administration.

Since joining DESMAN, Mr. Yatsevich has conducted 95 condition assessments and developed 96 construction documents for 63 clients at 100 facilities across 9 states. Some recent projects include:

**Total Years of Experience**  
15

**Years with DESMAN**  
15

### **Education**

University of Architecture,  
Civil Engineering and Geodesy  
- (UACEG)  
Master of Civil Engineering,  
Minor in Computer  
Technologies in Civil  
Engineering  
Major in Computing  
Equipment and Technology

**Active Registration**  
Virginia

### **Affiliations**

Associate Member of  
American Society of Civil  
Engineers  
Associate Member of  
Structural Engineering  
Institute of ASCE  
Design Professional Member  
of American Wood Council

**Project Assignment**  
**Structural Engineer**

### Municipal projects

- West Virginia Department of Health and Human Resources (WV DHHR) Garage, Charleston, WV
- City of Richmond 9-Garages, Richmond, VA
- City of Norfolk 15-Garages, Norfolk, VA
- Henrico County Garage, Henrico, VA
- Towson of Blacksburg BMC Building Façade, Blacksburg, VA
- Revenue Authority of Prince George's County 3-Garages, Hyattsville, New Carrollton and Largo, MD
- Baltimore County Revenue Authority 4-Garages, Towson, MD
- Parking Authority of Baltimore City 7-Garages, Baltimore, MD

### Parking Facility Restoration Projects:

- 2330 Yorkmont Rd Garage, Charlotte, NC
- Kingstree Façade, Columbia, SC
- Citrus Park Mall Garage, Tampa, FL
- Bayside Marketplace Garage, Miami FL
- Perimeter Mall Garage, Atlanta, GA
- University of Virginia 5 Garages, Charlottesville, VA
- University of Maryland 5-Garages, College Park, MD
- Johns Hopkins Medical Institute 7-Garages, Baltimore, MD
- Maryland Economic Development Corporation Baltimore City 3-Garages, Baltimore, MD
- Towson Town Center 3-Garages, Towson, MD
- Washingtonian Center 3-Garages, Gaithersburg, MD
- Westfield Montgomery 2-Garages, Bethesda, MD
- Westfield Wheaton 2-Garages, Silver Spring, MD
- Westfield Annapolis 4-Garages, Annapolis, MD
- Westfield Citrus Park Mall Garage, Tampa, FL

# WVDHHR

## Wheeling Office Building

### Location

Wheeling, West Virginia



BEFORE



and AFTER



We were asked by our client to **adaptively reuse/renovate a former car showroom and service area** into an **office building** (now called the Mary Margaret Laipple Professional Building). The fit-out includes space for the **Department of Health and Human Resources' (DHHR) new Ohio County office.**

The 56,783 SF building was concrete and designed for cars; not people. The first challenge was to remove a large ramp that connected two floors of the building and level the concrete floors. **We worked with our client to fit the DHHR's program into the space and maximize the use of the space.** We had to work around the existing structural walls and columns and provide fire escapes at the different floor levels of the structure.

The **initial \$2 million project** was built in **three phases:** the **exterior** was completed first (including **new skin, doors, windows, etc.**), next the **interior**, and then the **parking lot** so the project could be fast tracked to meet the Owner's 2013 move-in requirements.

We worked with the local and state code officials to bring the building into compliance with the current building and fire codes and provide access to all of the occupied areas of the building.

We worked with the owner of the building to allow a separate entrance for future tenants of the upper two floors and to **keep the renovation cost to a minimum** while **providing a state of the art facility for the DHHR's use.**

The showroom windows were mostly in-filled **because of the sensitive nature** of the materials in the DHHR's office, but windows high on the wall provide **natural daylight** in the space daylighting, for just one example of the building's **multiple energy-efficient features.**

The fit-out was divided into **three distinct spaces: secure office space, Client space, and training areas.** There are **dozens of individual offices, open office work areas, a large video conference room, smaller conference rooms, training rooms, interview rooms, and much more.** The **Office space is secured from the client area by an access control system.** The training space was designed to be stand alone for use by other State staff training.



**The Culture Center**  
1900 Kanawha Blvd., E.  
Charleston, WV 25305-0300

**Randall Reid-Smith, Commissioner**

Phone 304.558.0220 • [www.wvculture.org](http://www.wvculture.org)  
Fax 304.558.2779 • TDD 304.558.3562  
EEO AA Employer

To Whom It May Concern:

The West Virginia Division of Culture and History and I would like to express our great appreciation for McKinley & Associates and the care and interest they always place in Historic Preservation projects across our State. Together, we have most recently completed restoration and renovation projects at West Virginia Independence Hall and the Grave Creek Museum and Archeological Complex. West Virginia Independence Hall is a National Historic Landmark. Both of these projects were completed successfully on Schedule and on Budget.

McKinley & Associates experience contributes greatly in recognizing the important challenges of preservation, conservation and rehabilitation of cultural and community buildings. Our professional relationship has continued to grow through many endeavors for over 15 years. Project examples include: Construction Projects, Studies, Historic Structure Reports, and Grants.

I highly recommend the services of McKinley & Associates to anyone in need of a professional and friendly Architectural and Engineering firm. We would like to take this opportunity to thank the staff of McKinley & Associates for their continued efforts and friendship.

Sincerely,

Mr. Randall Reid-Smith  
Commissioner  
304.558.0220

# Stifel Fine Arts Center

## Historic Structure Report & Restorations

Location

Wheeling, West Virginia



The **Stifel Fine Arts Center** ("Edemar" Mansion) was built c. **1910** and is listed on the **National Register of Historic Places (NRHP #91001728)**. We worked with the **Wheeling Historic Landmark Commission** and the **Oglebay Institute** with the preparation of a **Historic Structure Report**, and **continuation of design services**, for **building renovations/restorations**.

**Completing the report required on-site evaluations of the building envelope, taking photographic records of the structure, prioritizing immediate and future rehabilitation needs, cost estimating, creating drawings, and much more. The initial report also included maintenance recommendations in the event that work could not be started as soon as they would have liked.**

The Client wanted an **exterior façade and roof maintenance plan that addressed immediate repairs and to call attention to elements that will need observation and care as the building ages**. The maintenance plan will be used as a tool to proactively budget potential building upkeep and repair costs. Each section of the maintenance plan is **prioritized** depending on severity of conditions and opinion of necessary attention. The maintenance plan included the evaluation of the **building envelope**, which includes but is not limited to the **front porch repair, masonry/stone, the windows, doors and other fenestration, architectural embellishments** (railings and iron work, lanterns, etc.), **roof/parapets and site walls and gates/piers**.

**Shortly after the report was finished, we accepted the work to prepare documents for contractors and designed a 5,864 sf roof restoration project.** The **demolition** included the removal and complete tear-off of existing clay tile roofing material, all existing under-layment, damaged or deteriorated wood plank sheathing, copper metal flashing, metal gutter liner, flat metal roofing, newer flexible overlay roofing materials in box gutters and flat sections down to deck, removal of dormer siding and trim, dormer soffit, fascia, louvers and an access door.

**To maintain historic integrity**, the new roof included replacement clay tile by the same company that manufactured the original tile, Ludowici. We detailed copper cornice protection, copper flashing, new copper siding on the dormer, and new copper chimney caps fabricated to match the originals. Modern features included new ventilation hoods and elastic, self-healing ice and water shield as a secondary water protection measure. The salvaged clay tile in good condition were used by the owner in a fund raising program.

This project also included **masonry restorations**, such as the removal and reinstallation of select terracotta cornice pieces, repair to cracked and spalling terracotta, repointing of the terracotta cornice, brick masonry repointing and brick replacement by reusing salvaged brick from an obscure location such as the chimneys above the flashing lines. Corinthian terracotta columns caps were repaired in place to avoid disturbance of in tact existing elements.



# YWCA Wheeling

## Historic Restorations

### Location

Wheeling, West Virginia



The YWCA of Wheeling was built in the 1920's. We are presently completing a **full rehabilitation** of the building.

The building is **fully occupied while this work is being done, requiring careful coordination with the occupants during the entire process.**

**Interior rehabilitation and restoration scope** has been designed for each of the six floors. Original features have been kept or are being restored. This includes the original board room with its stage and French doors/windows, resident living room with built in bookcases and fireplaces, improvements to the monumental main stair including rated glass interior walls, individual guest/resident rooms and conversion of the old cafeteria to a new state of the art learning center for local and long-distance seminars and education. Mechanical, electrical, plumbing, fire protection and elevator upgrades are being incorporated into the renovations as the work progresses.

The YWCA **exterior** is being **completely restored**. This work includes brick masonry repairs, some brick replacement, steel lintel replacement at windows, window replacement or restoration depending on the window material, façade repointing of brick, stone & terracotta, stone dutchmen repairs, window replacement, decorative metal railing replacement, and replacement and upgrades to entries for security purposes. Lastly, the building will be cleaned using the mildest effective solution so as to avoid damage to the historic masonry and exterior openings.

The renovation / restoration has been reviewed by **WV State Historic Preservation Office** and the **National Park Service** for **compliance with the Secretary of the Interiors Standards.**



# The Towers Building

## Assessments & Multiple Renovations

### Client

Jefferson County Commissioners

### Location

Steubenville, Ohio

### Project Data

\$5 million  
76,300 SF

**We have worked with the Board of Commissioners of the County of Jefferson on several projects over the past few years, and currently have an engineering and architectural services open ended contract with them.**

One project example is multiple phases of renovations and upgrades to **The Towers Building**. This is a 40+ year old, 8 story high-rise in downtown Steubenville. Unusually cold weather, age, and the culmination of years of insufficient maintenance had resulted in a series of situations resulting in frozen pipes, systems shutting down, and continuing emergency maintenance issues in the building.

In February 2014, due to primarily system malfunctions and weather related damages at the building, an **overall building condition assessment** was determined to be necessary by the Owner, the Jefferson County Board of Commissioners. Therefore, McKinley Architecture and Engineering was hired to perform an **emergency Preliminary Analysis of the Needs and Energy Efficient Services** (including site visits, and write a report outlining our findings).

Existing conditions related to the architectural, mechanical and electrical portions of the building were the primary focus of the study with the goal of **addressing concerns associated with occupancy comfort, continued tenant satisfaction and to determine an efficient repair and maintenance recommendations for the building. Our recommendations address repair options, efficiency and energy saving solutions.**

McKinley Architecture and Engineering's observations were conducted in a non-invasion fashion; essentially, this means that nothing was permanently removed or destroyed during the process. We completed a Building Condition Assessment and Energy Efficiency Analysis Report, and presented our findings.

**After this, we have designed multiple phases of renovations for the building; a main roof replacement, mezzanine roof replacement and new skylight, building envelope repairs, a new boiler, new ADA handicapped ramp, sprinklering, and more.**

**In addition, there was an adaptive reuse of a former bank on the first floor, into an office fit-out / renovations for the Jefferson County Board of Elections.**

**The construction was performed with the building in operation. These projects included multiple General Contractors.**





September 5, 2014

**Sent Via CMRRR: 7013 2630 0000 2069 4021**

Mr. David J. Hildreth  
West Virginia Department of Administration  
900 Pennsylvania Ave., Ste. 500  
Charleston, WV 25302

Re: Logan State Office Bldg. – Energy Efficient Commercial Building Deduction

Mr. Hildreth:

alliantgroup has completed an Energy Efficient Commercial Building Tax Deduction study for Logan State Office Bldg. for Massaro Corporation. As required by U.S. Tax Code § 179D, notification must be given to the building owner regarding the energy efficient features of the building and the building's projected annual energy costs.

Below is a list of the energy efficient features of the building which were installed on or in the building as part of a plan designed to reduce the total annual energy and power costs in comparison to a reference building which meets the minimum requirements of ASHRAE (American Society of Heating and Refrigeration, and Air-Conditioning Engineers) Standard 90.1-2001.

Heating, Ventilation, and Air Conditioning Systems:

- Boilers
- Unit Heaters
- Chillers
- Energy Recovery Ventilation

Interior Lighting Systems:

- Fluorescent Bulbs
- LEDs
- Occupancy Sensors

Building Envelope System:

- Pre-Cast Panels
- Rigid Polyisocyanurate
- Gypsum Board

3009 POST OAK BOULEVARD, SUITE 2000 | HOUSTON, TEXAS 77056  
[www.alliantgroup.com](http://www.alliantgroup.com) | 800.564.4540

## WV DEPARTMENT OF HEALTH & HUMAN RESOURCES (DHHR) GARAGE Charleston, WV



### BUILDING TYPE

Structured Parking Facility  
Constructed in 1999

### CONSTRUCTION TYPE

Free-standing Precast Concrete  
8-levels

### CONSTRUCTION COST

N/A

### SIZE

1,000 cars

### SCOPE OF SERVICES

The WV DHHR garage is a state owned eight-level free standing parking structure constructed of precast concrete double tees. Cast-in-place toppings were placed along the ends of the double tees along the walls and across the inverted tee girders.

A condition assessment of the garage was conducted by others in 2007 and 2012 with miscellaneous repairs completed in 2008/2009. DESMAN was contracted late in 2017 to complete a comprehensive condition assessment of the garage with the assistance of a local engineer, to include field and laboratory testing. Based on our condition evaluation, a 5-year master plan was developed for repair and preventive maintenance of the facility. A detailed description of the program was provided and categorized into extreme, high and medium risk categories. While the majority of the findings were common maintenance repair items, cracks were observed within the interior precast walls along the ramp, which was recommended to be reviewed further.

### BENEFIT/VALUE TO CLIENT

DESMAN not only identified typical maintenance repair items, but also noted a condition that required further review for future consideration

### RELEVANCE OF PROJECT

Condition Assessments of Parking Facilities  
Life Cycle Analysis  
Capital Outlay  
Programming & Prioritization  
Repair and Preventive Maintenance Budgeting

### CONTACT

WV DHHR  
Terry Wass  
Director for Operational Services  
One Davis Square  
Suite 100W Rm 120  
Charleston, WV 25301  
300 E. Lombard Street, Suite 1000  
P. 304-957-0216  
terry.l.wass@wv.gov

### TEAM MEMBERS

John Judge, P.E.  
Shannon Bentz, P.E.  
Vsevolod Yatsevich, P.E.

## BLACKSBURG MOTOR COMPANY BUILDING FACADE ASSESSMENT & PRIORITY REPAIRS

Blacksburg, Virginia



### Client:

**Town of Blacksburg**  
**Public Works Department**  
Matt Stolte  
Assistant Director-Management  
[mstolte@blacksburg.gov](mailto:mstolte@blacksburg.gov)  
540-961-1145

### Prime Consultant:

**DESMAN, Inc.**  
Shannon Bentz, Project Manager  
Vsevolod Yatsevich, Project Engineer

**Construction Costs:** \$48,000

**Project Completion:** 2017-2018

### Features:

- The BMC building was constructed in 1924. The original structure had burned in 1933, but was rebuilt to also include an addition.
- Two-story brick and poured concrete building clad in brick masonry with punched windows.
- The building was listed on the National Register of Historic Places in 2008.
- Elevated floor of the building consists of steel framing with cast-in-place concrete floors.
- Roof consists of sloped wood decking spanning to wood joists supported via wood studs on horizontal steel beams. Flat roof is covered with a single-ply membrane fully adhered to rigid insulation adhered to wood deck.
- The steel beams are supported by steel column on the interior and bear on masonry columns/walls on the exterior.

### Summary:

DESMAN completed a condition assessment and report of the building envelop in 2017, inclusive of exploratory openings and material testing in an attempt to address concerns of settlement. While completing our fieldwork, our explorations revealed potential structural framing and foundation concerns. DESMAN first provided a "temporary repair" that included services for the design and details of temporary shoring. Subsequently, DESMAN designed long-term repair solutions for the two areas of concern and prepared construction documents accordingly which were submitted to the Owner for pricing. DESMAN provided repair monitoring services as needed when requested by the Owner.

**REFERENCES**

DESMAN has built its reputation upon a foundation of successfully completed projects. More than 75% of our business is with repeat clients or referrals. We could not enjoy this level of success without our successful previous collaborations. We encourage you to contact our references listed for these featured projects, which have similarities to your Garage.

Three of these references were selected and are provided on the reference forms in the Required Forms section of this proposal.

<b>Maryland Economic Development Corporation (MEDCO)</b> Mr. John Genakos Director of Development 7 St. Paul Street., Suite 940 Baltimore, MD 21202 (443) 562-5277 <a href="mailto:J_Genakos@medco-corp.com">J_Genakos@medco-corp.com</a>	<b>Johns Hopkins Hospital (JHH)</b> Mr. Neil Marshall Director, Parking & Transportation Services 600 N. Wolfe Street Harvey/Nelson 108 Baltimore, MD 21287 (410) 614-1436 <a href="mailto:Nmarsha1@jhmi.edu">Nmarsha1@jhmi.edu</a>	<b>Parking Authority of Baltimore City (PABC)</b> Mr. Peter Little Executive Director of Operations & Capital Projects 200 W. Lombard Street, Suite B Baltimore, MD 21201 (443) 573-2801 <a href="mailto:Peter.little@bcparking.com">Peter.little@bcparking.com</a>
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<b>City of Richmond</b> Ms. Lynne Lancaster Deputy Director of Parking & Mobility 900 East Broad Street, Room 707 Richmond, VA 23219 (804) 646-6006 <a href="mailto:Lynne.lancaster@rva.gov">Lynne.lancaster@rva.gov</a>	<b>City of Frederick</b> Mr. Steve Johnson Parking Administrator 2 South Court Street Frederick, MD 21701 (301)-600-1886 <a href="mailto:sjohnson@cityoffrederickmd.gov">sjohnson@cityoffrederickmd.gov</a>	<b>The Peterson Companies</b> Mr. Dan Figueroa 900 East Broad Street, Room 707 Richmond, VA 23219 (804) 646-6006 <a href="mailto:difueoa@petersoncos.com">difueoa@petersoncos.com</a>
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When awarded a project, a series of preliminary steps begins; but all projects are unique and will vary according to the goals of the client. An initial meeting to review contracts, the schedule and a budget is helpful so that a schematic design meeting can be planned. Assuming programming meetings end with a solid foundation, schematic designs are prepared and reviewed with the client. Schematic plans are dated and attendees are listed on the reviewed drawings. If notations are made on the drawings they are scanned and used for records; copies of the drawings can be issued as an attachment with meeting minutes. We can include a formal signature box on each sheet issued in each phase if necessary but typically only the final review documents are officially approved by the GSD either via a letter, email or signed sheets. We are open to other approval processes as well. The next phases of design development and construction documentation have similar - but more refined - steps.

The Project Manager is responsible for developing the project schedule and monitoring project progress. Deadlines are established for each design phase: programming, schematic design (SD's), design development (DD's) and construction documentation (CD's). The schedule needs to be based on the GSD's occupancy goals. In-house meetings are held to review the design in each phase and also between phases especially when changes are made to the design that will impact any of the engineering disciplines. In-house notes are kept by attendees for later review. We encourage you to participate in these meetings. In addition, our Quality Assurance Program also starts with a peer review where a registered professional not involved in the design becomes reviewer of the project before going to bid. We hold weekly meetings to discuss your project, the budget, schedule and quality assurance. We provide Documented Minutes of all of our meetings and encourage the GSD to also participate in these meetings.



Also during the design phases, services include material selection for durability and aesthetics, detailing for longevity, training for proper maintenance, equipment location for easy access, equipment warranties & roof warranties, and lastly, a commitment from the GSD to abide by each manufacturer's cyclical regimen for long term warranties. Each of these requires a discussion between the GSD and design professional during the design phases.

The entire McKinley / DESMAN Team is involved in the design process from the beginning so that they know why the project was designed and how the building is intended to be used. This insight is especially advantageous to the on-site Construction Contract Administrator (CA). Our CAs review payment requests and

Buildings designed today will need to meet the demands of the future; McKinley Architecture and Engineering identifies the changes necessary in the design of today and to meet these demands. This approach helps to retain the buildings' long-term profitability and value, which achieves the buildings' sustainability. We have several LEED Accredited Professionals on staff, whom were designated by the United States Green Building Council. These professionals, along with our skilled architectural/engineering team, can and will efficiently and cost effectively develop sustainability and energy conservation goals specific to your project. They can help choose energy conservation solutions such as lighting fixtures which use less electricity, low maintenance materials, locally sourced materials, and much more.

Our design team will also strive to achieve the best overall indoor air quality; studies have shown that it not only has health benefits but also enhances the working environment. To achieve this our team pays careful attention to the exterior enclosure to eliminate water penetration and minimize air leakage, specifies systems and materials that limit the pollutants from entering the building, and our HVAC engineers control the quality and quantity of fresh air into the building maximizing the air quality and energy efficiency. We offer thoughtful design options that enhance the space, protect the environment, and meet the budget constraints.

McKinley Architecture and Engineering has built its reputation over the past 43 years on our ability to deliver projects on time, budget, and with minimal amount of change orders. Many of our projects over the past five years have been completed on schedule and with less than 1% change orders, which is well below the national average. We've also had projects with net negative change orders on the entire project.

For equipment, McKinley Architecture and Engineering always strives to improve the services we provide. Here is a partial list of our Modeling Software as well as other equipment/software we use: Adobe Creative Cloud, Architectural Graphic Standards, ASCE Standard, Autodesk BIM 360 and Collaborate Pro, Autodesk Building Design Suite Premium (BIM) and Ultimate with Clash Protection (BIM), Autodesk Revit Architectural (BIM), Autodesk Revit MEP (BIM), 3D Studio Max, Autodesk Autocad Architecture, Autodesk Autocad MEP, Autodesk Autocad Civil 3D, Autodesk Ecotect Analysis, Bluebeam, Carmel Design Build, Climate Consultant, COMcheck, Corel Draw, Cummins Power Suite, EELabs, Enercalc, Enscape, eQUEST, HAP, Lite Pro, Lumion, Macromedia Freehand, Masterspec, Matterport, Microsoft Sharepoint, NavisWorks, part3, Ram Advantage, SketchUp, Storm Water Detention/Retention Design Tool, Sweet's, VDI (Virtual Desktop Infrastructure), Visual Professional Edition (Light Modeling/Calculation Software), and more.

By utilizing this software suite of programs, we can access our drawings and job files on mobile devices on-site, which will streamline our design and construction contract administration processes. For some of our clients, they request access to the VDI, which gives a limited virtual access to their project.

For the Building 31 Parking Garage, DESMAN knows what it takes to complete a comprehensive condition survey. They are hands on and do whatever it takes to complete the task with the accuracy and knowledge that owners have come to expect.

DESMAN proposes the following program of services, which are essential to properly assess concrete, steel connections, and other incidental structural conditions such as cracks, spalls and leaking in the DHHR Garage, for the purpose of developing a prioritized list of cost-effective repair and maintenance options. Once these options and associated preliminary estimates of probable construction costs are assessed and presented the Client will be able to make an informed decision on a specific repair plan.

## SCOPE OF SERVICES

For our consulting services, the total work program typically consists of five phases: (I) Condition Assessment and Evaluation; (II) Preparation of Repair/Protection Documents; (III) Bidding; (IV) Permitting; and (V) Construction Monitoring.



D. Field and laboratory test methods are recommended to determine some additional information regarding the existing condition of the elevated concrete floor slabs and effectiveness of any previously applied waterproofing media. Testing to be considered for a more comprehensive assessment includes the following for the elevated garage floor slabs:

1. Compressive strength testing.
2. Chloride content testing of concrete samples.
3. Petrographic analysis to evaluate the concrete composition, durability and quality.
4. Sounding for delaminations (a chain drag technique) to detect horizontal cracks (delaminations) in the slabs at the level of top reinforcement due to corrosion of the embedded reinforcing steel. These cracks (delaminations) are not visually detectable.
5. Water absorption testing to determine the effectiveness of any sealers that may be present on the slab surfaces in order to make recommendations for sealer or membrane applications.

The results of any laboratory testing and field survey/testing selected will be analyzed to ascertain existing conditions so that an appropriate repair, protection and maintenance program can be developed.

E. Review, analyze and evaluate the data recorded. Prepare an assessment report to present a summary of the findings and recommendations. The report will include the following items tailored specifically to the DHHR Garage.

1. Evaluation and descriptions of existing conditions within the garage, as well as a discussion and summary of the recorded field survey data and concrete testing reports.
2. Descriptions of the types, locations and extent of deterioration and deficiencies of each element that comprise the garage, recorded during the on-site observation survey.
3. Photographic inventory of typical and unique conditions observed.
4. Recommended repair programs prioritized in order of severity.
5. Suggest ways for conducting repairs in different phases to minimize the impact on existing operations or budgetary constraints, if applicable.
6. Preliminary opinions of probable construction costs for the recommended repair programs identified within the report.

F. Schedule a meeting with the Client to discuss the report findings and consult in selecting a repair and preventive maintenance program that may be implemented.

## PHASE II – PREPARATION OF REPAIR/PROTECTION DOCUMENTS

A. Based on the scope of work approved by the Client, DESMAN will prepare a package describing the work suitable for obtaining price proposals from contractors that specialize in this type of repairs. The package will consist of the following components:

1. A key plan of the parking structure
2. Floor and ceiling plans of the associated work areas indicating deteriorated conditions to be repaired.
3. Repair details for the conditions noted on the drawings.



Department of Administration  
Purchasing Division  
2019 Washington Street East  
Post Office Box 50130  
Charleston, WV 25305-0130

State of West Virginia  
Centralized Expression of Interest  
Architect/Engr

<b>Proc Folder:</b> 1311383 <b>Doc Description:</b> EOI: Building 35 (Diamond) Renovations Project	<b>Reason for Modification:</b>		
<b>Proc Type:</b> Central Contract - Fixed Amt			
Date Issued	Solicitation Closes	Solicitation No	Version
2024-02-01	2024-02-22 13:30	CEOI 0211 GSD2400000003	1

**BID RECEIVING LOCATION**

BID CLERK  
DEPARTMENT OF ADMINISTRATION  
PURCHASING DIVISION  
2019 WASHINGTON ST E  
CHARLESTON WV 25305  
US

**VENDOR**

**Vendor Customer Code:** \*000000206862  
**Vendor Name :** McKinley Architecture and Engineering  
**Address :**  
**Street :** 129 Summers Street - Suite 201  
**City :** Charleston  
**State :** West Virginia  
**Country :** USA  
**Zip :** 25301  
**Principal Contact :** Ernest Dellatorre  
**Vendor Contact Phone:** (304) 340-4267  
**Extension:** 115

**FOR INFORMATION CONTACT THE BUYER**  
Melissa Pettrey  
(304) 558-0094  
melissa.k.pettrey@wv.gov

**Vendor Signature X**  **FEIN#** 55-0696478 **DATE** February 20, 2024

All offers subject to all terms and conditions contained in this solicitation



Department of Administration  
 Purchasing Division  
 2019 Washington Street East  
 Post Office Box 50130  
 Charleston, WV 25305-0130

**State of West Virginia**  
**Centralized Expression of Interest**  
**Architect/Engr**

<b>Proc Folder:</b> 1311383		<b>Reason for Modification:</b>	
<b>Doc Description:</b> EOI: Building 35 (Diamond) Renovations Project		Addendum No. 1	
<b>Proc Type:</b> Central Contract - Fixed Amt			
<b>Date Issued</b>	<b>Solicitation Closes</b>	<b>Solicitation No</b>	<b>Version</b>
2024-02-14	2024-02-22 13:30	CEOI 0211 GSD2400000003	2

**BID RECEIVING LOCATION**

BID CLERK  
 DEPARTMENT OF ADMINISTRATION  
 PURCHASING DIVISION  
 2019 WASHINGTON ST E  
 CHARLESTON WV 25305  
 US

**VENDOR**

**Vendor Customer Code:** \*000000206862

**Vendor Name :** McKinley Architecture and Engineering

**Address :**

**Street :** 129 Summers Street - Suite 201

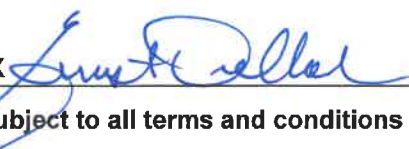
**City :** Charleston

**State :** West Virginia **Country :** USA **Zip :** 25301

**Principal Contact :** Ernest Dellatorre

**Vendor Contact Phone:** (304) 340-4267 **Extension:** 115

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